



# Text Amendment to address Water Oriented Businesses

Applicant: Town of Carolina Beach

# Background & Goals

- Identified as an issue during UDO rewrite process
- Decided with UDO committee to discuss at later date for more focused discussion
- Conflicts between multiple uses in the table
- Clarify uses, development standards, and parking requirements
- Staff and P&Z have held 3 workshops and 2 regular meetings

# Table of uses

1. Removed boats from automotive
2. Boat and PWC rental requires CZ
3. Boat sales and repair permitted by right with standards
4. Clarified definition of retail sales, added repair (deleted rental and repair of any item)
5. Boat taxis permitted by right only in CBD
6. Water oriented businesses with a capacity of less than 15 people are permitted by right in CBD and MB-1
7. Water oriented businesses with a capacity of 15 people or more are permitted by right only in CBD

# Off street parking

1. Removed boats from automotive
2. Boat rental 1.5 spaces per boat
3. Marina 1 space per wet slip
4. Dry stack facilities 1 space per 2 storage spaces
5. Water oriented businesses with less than 15 capacity require 1 space per wet slip

# Added Boat Rental standards

- The business shall operate in a permanent on-site building
- All boat slips shall be shown on site plan
- All other standards are consistent with automotive

# Added Commercial Marina standards

- Parking, restrooms, refuse, water, electricity, and sewer pump outs are required improvements

# Definitions

- Automotive definition – rental of boats, PWC, golf carts, e-bikes, scooters, are not included
- Added definition of public marina – operated by government
- Added definition of wet boat slip because of its use in the parking table, a single watercraft in or over water used for residential, commercial, or transient
- Added definition of boat taxi
- Boat and personal water craft rental definition states that boats can be rented from a marina, dry stack, or dry storage
- Water oriented uses definition – commercial boats in a commercial or public marina

# Text Amendment Options:

Item	P&Z Option	Staff Option
<b>Use: Boat and Personal Water Craft (PWC) Rental</b>	Conditional Zoning in CBD, HB, MB-1, T-1, and I-1	Permitted with Standards in CBD, HB, MB-1, T-1, and I-1
<b>Use: Water-oriented businesses</b>	Less than 15-person capacity permitted by right in CBD & MB-1 Greater than or equal to 15-person capacity permitted by right only in CBD	Remove “water-oriented uses” and rename to “commercial vessel”
<b>Parking: Boat and PWC rental</b>	1.5 per boat or PWC	1 per boat or PWC
<b>Parking: Commercial Marina</b>	1 per wet boat slip, 1 per 2 dry storage, 1 per service bay + required for all other on site uses, 1.5 per boat or PWC rental	1 per wet boat slip, 1 per 2 dry storage, 1 per service bay + required for all other on site uses
<b>Parking: Dry stack storage</b>	1 per 2 dry storage space	1 per 5 dry storage space
<b>Parking: Water-oriented business (less than 15-person capacity)</b>	1 per wet boat slip	Change use type to Commercial vessel, 1 per wet boat slip
<b>Definition: Marina, docks, and/or piers, commercial</b>	Caters to the public and provides goods/services	Includes wording from the definition of water-oriented uses, which has been removed
<b>Definition: Water-oriented businesses</b>	Commercial boat used for off-site activities in a public or commercial marina	Remove water-oriented businesses and rename Commercial vessel

## Land Use Plan Consistency

The text amendment is in general conformity with the CAMA Land Use Plan. The recreational and working waterfront are major drivers in the town's economy. The plan recommends preserving traditional water dependent uses like marinas.



The recreational and working waterfront are major drivers in the town's economy. The harbor is a working waterfront, tourist destination, and major component of the downtown experience as well. The harbor supports many public and private marinas.



# Motion

## Approval

- The Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

## Denial

- based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.

## Further Direction/Discussion

P&Z Recommendation: Rezone the eastern portion of the Town Marina from MB-1 to CBD & Designate St. Joseph Street as residential parking



# Surrounding communities

Community	Use	Requirement
Southport*	Marina, commercial	1 space per wet slip,
Morehead City	Marina and/or boat storage	1 space per 2 wet slips
Brunswick County	Commercial boating facilities & commercial marinas and docks	1.5 per wet slip
Topsail Beach	Marina Class II – private	1 space per wet slip
Beaufort	Marina	1 space per 3 wet slips
Oak Island	Marina	1 space per wet slip
Wrightsville Beach	Marina/boatminiums	1 space per 2 wet slips
Atlantic Beach	Marina	1 space per 2 wet slips
Emerald Isle	Marina and other watercraft related facilities	1 space per 2 wet slips
Ocean Isle Beach	Marinas and docks	1 space per 2 wet slips
Wilmington	Marinas	1 space per 2 wet slips
Carteret County	Boating Club	0.33 spaces per dry slip, 0.50 spaces per wet slip, plus 1 space per employee plus 25 spaces at least 12' by 40' for each boat ramp
Surf City	Watercraft rentals	1 space per rental unit

## \* UTILIZATION OF BOAT SLIPS AS REQUIRED PARKING

A boat slip is defined herein as a space designed for the mooring of a single watercraft and usually projecting from a dock. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off- street parking requirements with standards